

North Zone Monthly Statistics

April 2009

Totals include variables in any given month, due to
preceding month's collapsed sales and deleted listings.

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Zone Totals

Description	Current Month This Year	Last Year	Increase	This YTD	Last YTD	Increase
Year = 2009						
Month = April						
Area = Central Zone						
1 Units Listed	1169	1329	-12.04%	4007	4645	-13.74%
2 Units Sold	318	475	-33.05%	841	1678	-49.88%
3 Sales Volume	\$117,836,272.	\$229,581,472.	-48.67%	\$304,987,936.	\$726,495,232.	-58.02%
4 List/Sell Ratio	89.74%	96.11%		89.18%	96.30%	
5 Days to Sell	103	69	49.28%	101	73	38.36%
6 Active Listings	5305	4311	23.06%			
Area = North Zone						
1 Units Listed	489	571	-14.36%	1531	1733	-11.66%
2 Units Sold	127	179	-29.05%	347	634	-45.27%
3 Sales Volume	\$49,833,200.	\$67,893,416.	-26.60%	\$120,429,592.	\$237,217,024.	-49.23%
4 List/Sell Ratio	89.49%	96.13%		88.23%	96.10%	
5 Days to Sell	125	87	43.68%	130	95	36.84%
6 Active Listings	2483	1854	33.93%			
Area = Shuswap Zone						
1 Units Listed	321	412	-22.09%	796	1111	-28.35%
2 Units Sold	48	96	-50.00%	127	277	-54.15%
3 Sales Volume	\$12,732,056.	\$29,901,184.	-57.42%	\$36,536,564.	\$81,644,496.	-55.25%
4 List/Sell Ratio	85.06%	94.07%		84.40%	94.12%	
5 Days to Sell	152	81	87.65%	149	99	50.51%
6 Active Listings	1567	1443	8.59%			
Area = Grand Total						
1 Units Listed	1979	2312	-14.40%	6334	7489	-15.42%
2 Units Sold	493	750	-34.27%	1315	2589	-49.21%
3 Sales Volume	\$180,401,536.	\$327,376,064.	-44.89%	\$461,954,080.	\$1,045,356,800.	-55.81%
4 List/Sell Ratio	89.21%	95.86%		88.46%	96.02%	
5 Days to Sell	113	75	50.67%	113	81	39.51%
6 Active Listings	9355	7608	22.96%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	127	\$49,833,200.	69	\$24,802,200.
Last Month	94	\$28,909,596.	51	\$17,526,628.
This Month Last Year	179	\$67,893,416.	88	\$34,869,600.

Description	Total Listings Taken	Inventory
This Month	489	2483
Last Month	472	2290
This Month Last Year	571	1854

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 4	
Area = NO	
7 Ratio of Sales vs. Inventory	5.12%
8 Condo/Apt -- Sales	9
9 Condo/Apt -- New Listings	14
10 Condo/Apt -- Current Inventory	163
11 Condo/Apt -- Sell/Inv. Ratio	5.52%
12 Condo/Apt -- Days to Sell	126
13 Condo/Townhouse -- Sales	13
14 Condo/Townhouse -- New Listings	37
15 Condo/Townhouse -- Current Inventory	234
16 Condo/Townhouse -- Sell/Inv. Ratio	5.56%
17 Condo/Townhouse -- Days to Sell	137
18 Lots -- Sales	13
19 Lots -- New Listings	102
20 Lots -- Current Inventory	591
21 Lots -- Sell/Inv. Ratio	2.20%
22 Lots -- Days to Sell	175
23 Residential -- Sales	69
24 Residential -- New Listings	188
25 Residential -- Current Inventory	751
26 Residential -- Sell/Inv. Ratio	9.19%
27 Residential -- Days to Sell	92
28 Average House Price	\$359,452.18
29 Median House Price	\$340,000.

Comparative Activity -- Listing Information

Description	LIST This Mo	This Mo Last Yr	Incr/Decr%	This YTD	Last YTD	Incr/Decr%	INVENT This Mo	This Mo Last Yr	Incr/Decr%
Zone = NO									
1 Acreage/House	54	62	-12.90%	142	179	-20.67%	227	216	5.09%
2 Duplex	21	11	90.91%	45	42	7.14%	56	27	107.41%
3 Mobile Home	16	17	-5.88%	62	73	-15.07%	94	64	46.88%
4 Recreational	8	8	0.00%	14	15	-6.67%	42	32	31.25%
5 Residential	188	227	-17.18%	601	681	-11.75%	751	554	35.56%
6 Residential WF	12	9	33.33%	24	28	-14.29%	43	37	16.22%
7 3/4-Plex	1	5	-80.00%	3	8	-62.50%	6	10	-40.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	2	2	0.00%
9 Apartment	14	28	-50.00%	88	142	-38.03%	163	114	42.98%
10 Townhouse	37	80	-53.75%	152	185	-17.84%	234	153	52.94%
11 RES. TOTAL	351	447	-21.48%	1131	1353	-16.41%	1618	1209	33.83%
12 FARMS	12	4	200.00%	27	40	-32.50%	59	58	1.72%
13 MULTIFAMILY	4	3	33.33%	9	7	28.57%	14	6	133.33%
14 Acreage	30	28	7.14%	60	79	-24.05%	162	160	1.25%
15 Acreage WF	0	2	-100.00%	4	7	-42.86%	11	14	-21.43%
16 Lots	71	60	18.33%	200	126	58.73%	405	211	91.94%
17 Lots WF	0	1	-100.00%	5	5	0.00%	13	9	44.44%
18 LOTS TOTAL	102	91	12.09%	273	218	25.23%	591	394	50.00%
19 Business	4	13	-69.23%	26	44	-40.91%	63	73	-13.70%
20 Commercial	7	6	16.67%	28	32	-12.50%	59	54	9.26%
21 Land	5	5	0.00%	14	19	-26.32%	44	32	37.50%
22 Leases	4	1	300.00%	23	19	21.05%	34	28	21.43%
23 IC&I TOTAL	20	25	-20.00%	91	114	-20.18%	200	187	6.95%
24 GRAND TOTAL	489	571	-14.36%	1531	1733	-11.66%	2483	1854	33.93%

Comparative Activity -- Sales Information (Month)

Description	UNIT SALES Mo	Last Yr	Incr/Decr%	SALES VOL Mo	Last Yr	Incr/Decr%	L/S RATIO Month	Last Yr
Area = NO								
1 Acreage/House	8	12	-33.33%	\$4,046,000.	\$7,548,000.	-46.40%	81.83%	93.71%
2 Duplex	1	9	-88.89%	\$357,000.	\$3,247,800.	-89.01%	89.51%	97.33%
3 Mobile Home	6	10	-40.00%	\$496,000.	\$1,166,500.	-57.48%	69.70%	93.45%
4 Recreational	0	1	-100.00%	\$0.	\$123,000.	0.00%	0.00%	96.09%
5 Residential	69	88	-21.59%	\$24,802,200.	\$34,869,600.	-28.87%	92.31%	96.66%
6 Residential WF	2	1	100.00%	\$1,675,000.	\$3,100,000.	-45.97%	85.94%	100.00%
7 3/4-Plex	2	1	100.00%	\$623,000.	\$338,000.	84.32%	88.38%	96.59%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	9	15	-40.00%	\$1,448,500.	\$3,226,912.50	-55.11%	87.74%	96.23%
10 Townhouse	13	24	-45.83%	\$3,999,800.	\$7,041,100.	-43.19%	91.14%	97.92%
11 RES. TOTAL	110	161	-31.68%	\$37,447,500.	\$60,660,912.	-38.27%	89.59%	96.44%
12 FARMS	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	1	4	-75.00%	\$272,500.	\$1,686,000.	-83.84%	41.92%	95.67%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	11	8	37.50%	\$2,202,100.	\$1,875,900.	17.39%	92.82%	93.73%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	13	12	8.33%	\$2,823,600.	\$3,561,900.	-20.73%	88.49%	94.37%
19 Business	1	1	0.00%	\$4,250,000.	\$615,000.	591.06%	96.61%	94.76%
20 Commercial	3	3	0.00%	\$5,312,100.	\$2,785,000.	90.74%	87.84%	87.46%
21 Land	0	1	-100.00%	\$0.	\$213,000.	0.00%	0.00%	94.66%
22 Leases	0	1	-100.00%	\$0.	\$57,600.	0.00%	0.00%	0.00%
23 IC&I TOTAL	4	6	-33.33%	\$9,562,100.	\$3,670,600.	160.51%	90.03%	90.36%
24 GRAND TOTAL	127	179	-29.05%	\$49,833,200.	\$67,893,416.	-26.60%	89.49%	96.13%

Comparative Activity -- Sales Information (YTD)

Description	UNIT SALES YTD	Last YTD	Incr/Decr%	SALES VOL YTD	Last YTD	Incr/Decr%	L/S RATIO YTD	Last YTD
Area = NO								
1 Acreage/House	20	49	-59.18%	\$9,987,000.	\$29,178,500.	-65.77%	83.59%	95.40%
2 Duplex	5	32	-84.38%	\$1,336,123.	\$11,893,700.	-88.77%	90.09%	96.68%
3 Mobile Home	15	43	-65.12%	\$1,637,750.	\$5,639,400.	-70.96%	78.42%	92.12%
4 Recreational	1	2	-50.00%	\$237,400.	\$671,000.	-64.62%	85.08%	96.19%
5 Residential	184	279	-34.05%	\$66,463,880.	\$108,996,912.	-39.02%	89.70%	96.33%
6 Residential WF	2	2	0.00%	\$1,675,000.	\$3,350,000.	-50.00%	85.94%	89.12%
7 3/4-Plex	2	1	100.00%	\$623,000.	\$338,000.	84.32%	88.38%	96.59%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	26	50	-48.00%	\$4,462,000.	\$10,227,212.	-56.37%	88.24%	97.16%
10 Townhouse	50	92	-45.65%	\$13,837,046.	\$25,738,876.	-46.24%	90.19%	97.90%
11 RES. TOTAL	305	550	-44.55%	\$100,259,200.	\$196,033,600.	-48.86%	88.66%	96.26%
12 FARMS	1	4	-75.00%	\$769,000.	\$2,302,500.	-66.60%	96.24%	93.33%
13 MULTIFAMILY	1	1	0.00%	\$365,000.	\$610,000.	-40.16%	76.84%	84.13%
14 Acreage	5	18	-72.22%	\$1,512,500.	\$9,403,900.	-83.92%	68.93%	96.40%
15 Acreage WF	1	0	0.00%	\$185,000.	\$0.	0.00%	53.00%	0.00%
16 Lots	16	33	-51.52%	\$2,899,600.	\$7,419,374.	-60.92%	90.89%	98.95%
17 Lots WF	1	1	0.00%	\$1,070,000.	\$59,830.	1688.40%	63.12%	96.50%
18 LOTS TOTAL	25	52	-51.92%	\$6,019,634.50	\$16,883,104.	-64.35%	82.93%	98.02%
19 Business	1	7	-85.71%	\$4,250,000.	\$5,274,500.	-19.42%	96.61%	85.49%
20 Commercial	7	13	-46.15%	\$6,321,266.50	\$12,278,965.	-48.52%	84.49%	90.13%
21 Land	2	3	-33.33%	\$2,040,000.	\$2,933,000.	-30.45%	100.33%	91.10%
22 Leases	5	4	25.00%	\$405,490.43	\$901,350.	-55.01%	0.00%	100.00%
23 IC&I TOTAL	15	27	-44.44%	\$13,016,757.	\$21,387,816.	-39.14%	88.87%	89.31%
24 GRAND TOTAL	347	634	-45.27%	\$120,429,592.	\$237,217,024.	-49.23%	88.23%	96.10%

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e & oe

Average/Median Price, Days to Sell (Month)

Description	AVG PR Month	Last Yr	Incr/Decr %	MED PR Month	Last Yr	Incr/Decr %	DAYS Month	Last Yr	Incr/Decr %
Area = NO									
1 Acreage/House	\$505,750.	\$629,000.	-19.59%	\$408,750.	\$530,000.	-22.88%	195	102	91.18%
2 Duplex	\$357,000.	\$360,866.65	-1.07%	\$357,000.	\$339,000.	5.31%	123	52	136.54%
3 Mobile Home	\$82,666.66	\$116,650.	-29.13%	\$92,500.	\$86,500.	6.94%	154	73	110.96%
4 Recreational	\$0.	\$123,000.	0.00%	\$0.	\$123,000.	0.00%	0	15	0.00%
5 Residential	\$359,452.18	\$396,245.46	-9.29%	\$340,000.	\$378,000.	-10.05%	92	64	43.75%
6 Residential WF	\$837,500.	\$3,100,000.	-72.98%	\$837,500.	\$3,100,000.	-72.98%	174	0	0.00%
7 3/4-Plex	\$311,500.	\$338,000.	-7.84%	\$311,500.	\$338,000.	-7.84%	174	35	397.14%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$160,944.43	\$215,127.50	-25.19%	\$144,000.	\$210,000.	-31.43%	126	81	55.56%
10 Townhouse	\$307,676.93	\$293,379.15	4.87%	\$316,800.	\$275,000.	15.20%	137	71	92.96%
11 RES. TOTAL	\$340,431.81	\$376,775.84	-9.65%	\$325,000.	\$345,000.	-5.80%	114	69	65.22%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$272,500.	\$421,500.	-35.35%	\$272,500.	\$318,500.	-14.44%	361	329	9.73%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$200,190.90	\$234,487.50	-14.63%	\$192,500.	\$249,250.	-22.77%	170	269	-36.80%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$217,200.	\$296,825.	-26.83%	\$210,000.	\$255,000.	-17.65%	175	289	-39.45%
19 Business	\$4,250,000.	\$615,000.	591.06%	\$4,250,000.	\$615,000.	591.06%	155	327	-52.60%
20 Commercial	\$1,770,700.	\$928,333.31	90.74%	\$297,100.	\$475,000.	-37.45%	289	125	131.20%
21 Land	\$0.	\$213,000.	0.00%	\$0.	\$213,000.	0.00%	0	176	0.00%
22 Leases	\$0.	\$57,600.	0.00%	\$0.	\$57,600.	0.00%	0	91	0.00%
23 IC&I TOTAL	\$2,390,525.	\$611,766.68	290.76%	\$2,273,550.	\$525,000.	333.06%	256	161	59.01%
24 GRAND TOTAL	\$392,387.40	\$379,292.81	3.45%	\$315,000.	\$339,500.	-7.22%	125	87	43.68%

Average/Median Price, Days to Sell (YTD)

Description	AVG PR YTD	Last YTD	Incr/Decr%	MED PR YTD	Last YTD	Incr/Decr%	DAYS YTD	Last YTD	Incr/Decr%
Area = NO									
1 Acreage/House	\$499,350.	\$595,479.56	-16.14%	\$468,500.	\$525,000.	-10.76%	177	100	77.00%
2 Duplex	\$267,224.59	\$371,678.12	-28.10%	\$250,000.	\$327,500.	-23.66%	102	63	61.90%
3 Mobile Home	\$109,183.33	\$131,148.84	-16.75%	\$93,000.	\$140,000.	-33.57%	135	89	51.69%
4 Recreational	\$237,400.	\$335,500.	-29.24%	\$237,400.	\$335,500.	-29.24%	330	43	667.44%
5 Residential	\$361,216.71	\$390,669.93	-7.54%	\$335,000.	\$377,000.	-11.14%	112	72	55.56%
6 Residential WF	\$837,500.	\$1,675,000.	-50.00%	\$837,500.	\$1,675,000.	-50.00%	174	49	255.10%
7 3/4-Plex	\$311,500.	\$338,000.	-7.84%	\$311,500.	\$338,000.	-7.84%	174	35	397.14%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$171,615.39	\$204,544.25	-16.10%	\$173,000.	\$186,350.	-7.16%	131	75	74.67%
10 Townhouse	\$276,740.90	\$279,770.40	-1.08%	\$262,250.	\$247,250.	6.07%	134	76	76.32%
11 RES. TOTAL	\$328,718.68	\$356,424.71	-7.77%	\$310,000.	\$333,500.	-7.05%	124	76	63.16%
12 FARMS	\$769,000.	\$575,625.	33.59%	\$769,000.	\$640,000.	20.16%	86	88	-2.27%
13 MULTIFAMILY	\$365,000.	\$610,000.	-40.16%	\$365,000.	\$610,000.	-40.16%	144	17	747.06%
14 Acreage	\$302,500.	\$522,438.87	-42.10%	\$250,000.	\$342,500.	-27.01%	244	164	48.78%
15 Acreage WF	\$185,000.	\$0.	0.00%	\$185,000.	\$0.	0.00%	588	0	0.00%
16 Lots	\$181,225.	\$224,829.51	-19.39%	\$169,550.	\$235,000.	-27.85%	148	345	-57.10%
17 Lots WF	\$1,070,000.	\$59,830.	1688.40%	\$1,070,000.	\$59,830.	1688.40%	337	51	560.78%
18 LOTS TOTAL	\$240,785.39	\$324,675.06	-25.84%	\$190,000.	\$248,761.90	-23.62%	183	276	-33.70%
19 Business	\$4,250,000.	\$753,500.	464.03%	\$4,250,000.	\$538,000.	689.96%	155	145	6.90%
20 Commercial	\$903,038.12	\$944,535.75	-4.39%	\$210,000.	\$266,000.	-21.05%	210	103	103.88%
21 Land	\$1,020,000.	\$977,666.68	4.33%	\$1,020,000.	\$385,000.	164.94%	281	247	13.77%
22 Leases	\$81,098.08	\$225,337.50	-64.01%	\$200,767.31	\$31,875.	529.86%	48	197	-75.63%
23 IC&I TOTAL	\$867,783.81	\$792,141.31	9.55%	\$215,000.	\$538,000.	-60.04%	162	144	12.50%
24 GRAND TOTAL	\$347,059.34	\$374,159.34	-7.24%	\$299,000.	\$329,950.	-9.38%	130	95	36.84%

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